



13 Swisspine Gardens, St. Helens, WA9 5UE

Asking Price £475,000



**STAPLETON  
DERBY**

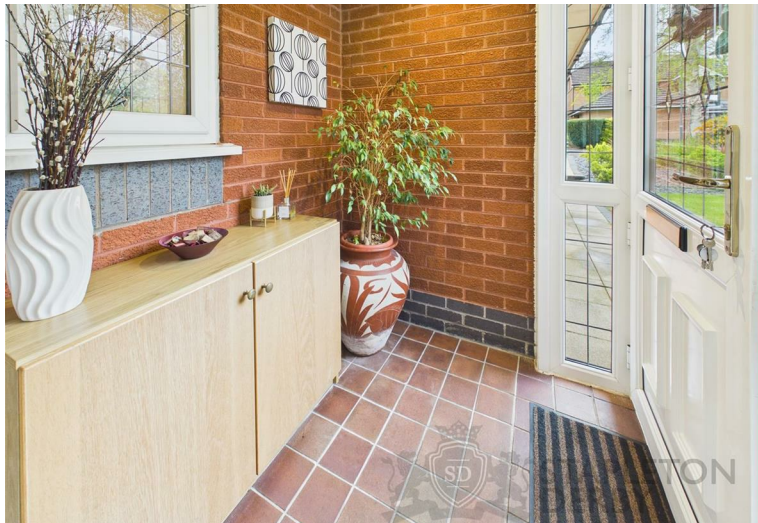
Peacefully tucked away in the desirable Swisspine Gardens of St. Helens, this stunning detached family home is a remarkable find. Boasting the largest build style on the development, this property sits on a generous plot that backs onto serene woodland, offering a peaceful retreat from the hustle and bustle of daily life.

As you step inside, you will be greeted by an abundance of floor space, perfect for family living and entertaining. The home features four spacious double bedrooms, including a master with an en suite bathroom, ensuring comfort and privacy for all family members. The main bathroom is fitted with a modern white suite, adding a touch of elegance.

The property offers three well-appointed reception rooms, providing versatile spaces that can be tailored to your needs, whether for relaxation, play, or formal gatherings. The high-spec kitchen is a chef's delight, complete with integrated appliances that make cooking a pleasure. Additional conveniences include a porch, a utility room, and a downstairs WC, enhancing the practicality of this lovely home. Even storage isn't an issue, there are three generous storage cupboards off the landing area ideal for keeping the main living areas looking neat and tidy.

Outside, the immaculate gardens provide a beautiful setting for outdoor activities and family gatherings. The double garage, with both front and side access, offers ample parking for several vehicles, making it ideal for larger families or those who enjoy hosting guests. The garage even has the potential to be converted, subject to planning.

Located close to schools, this property is perfect for families seeking a nurturing environment for their children. Amenities and lovely walks are close by, as are all transport links. With its impressive features and prime location, this home is a must-see for anyone looking to settle in St. Helens. Don't miss the opportunity to make this exceptional property your own.





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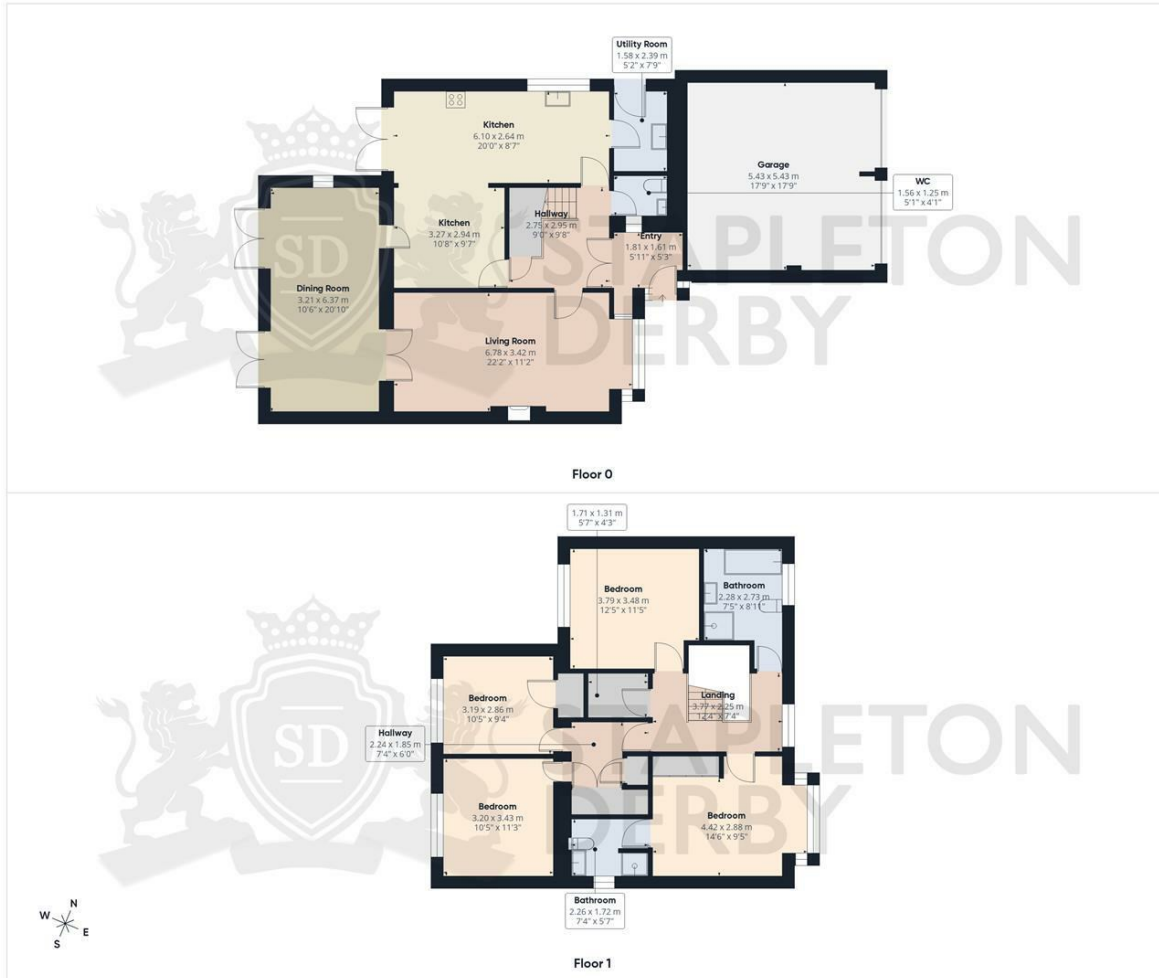
# Stapleton Derby

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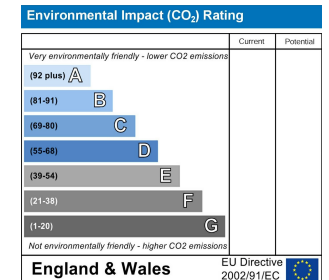
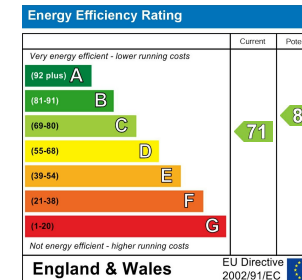


Approximate total area<sup>®</sup>  
188.9 m<sup>2</sup>  
2033 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C Standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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